

PROJECT PITCHBOOK

📍 BW NAM DINH VU INDUSTRIAL HUB



QUICK FACTS



IP developer
Sao Do Investment
Group JSC



Total IP land area
1,329 ha



BW's land area
Phase 1: 10 ha
Phase 2: 11.78 ha
Phase 3: 7.6 ha
Phase 4: 5.9 ha



Location
Phase 1&2: Lot CN4 - 01, CN4 -
02 Non-tariff Zone and Nam
Dinh Vu, Industrial Zone (Zone 1)
Dinh Vu - Cat Hai Economic
Zone, Dong Hai Ward,
Hai Phong City, Vietnam
Phase 3&4: Lot CN10 - 01, CN10
- 02 Non-tariff Zone and Nam
Dinh Vu Industrial Zone (Zone 1)
Dinh Vu - Cat Hai Economic
Zone, Dong Hai Ward,
Hai Phong City, Vietnam



Property type
Ready-built
factory



Land expiry
2059

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Next to Lach Huyen International Deep-sea Port – the first deep water terminal in Northern Vietnam
- Convenient access to Hanoi – Hai Phong Highway and Cat Bi International Airport
- Easy set up of EPEs (Export Processing Enterprise)
- Preferential tax rate (belonged to Dinh Vu – Cat Hai Special Economic Zone)
- Renowned companies in the neighborhood

PEGATRON



KYOCERA

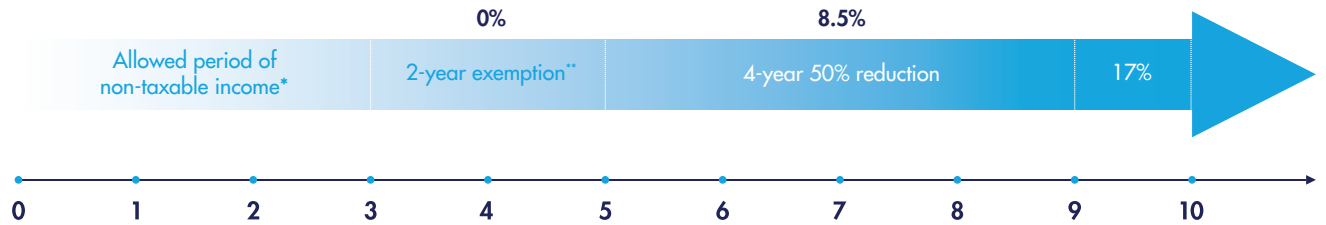


TAX INCENTIVES

Normal tax rate = 20%

* The tax exemption or reduction period will begin to count from the fourth year if an enterprise has no taxable revenue for the first three years

** From the first profitable year



UTILITIES

Power Supply:
 Tenant will install feeder cables from the main switchboard to its distribution and sub-distribution boards (180VA/sqm/production area)

Low tension 380 V
 (voltage level < 6 KV)

Normal hours	Monday to Saturday (13hrs/day) ▪ 06:00 - 17:30 ▪ 22:30 - 24:00 Sunday: 06:00 - 24:00 (18hrs/day)	1,987 VND/kWh
Peak hours	Monday to Saturday (6hrs/day) ▪ 17:30 - 22:30	3,640 VND/kWh
Off-peak hours	Every day of the week (6hrs/day) ▪ 00:00 - 06:00	1,300 VND/kWh

*Updated price as of 2026



Water usage rate

16,892
VND/m³



Wastewater treatment

15,882 - 18,137
VND/m³

(80% of water supply volume and within effluent standards)



Telecommunication by

Viettel & VNPT

*All prices are VAT exclusive

*Other terms and conditions are subject to utility contract with the industrial park developer

PROXIMITY



To Hai Phong -
Tan Vu Port



To Hai Phong City



To Cat Bi Airport



To Hanoi CBD

LOGISTICS COSTS

To	Container 20 ft VND/trip	Container 40 ft VND/trip	2.5 ton truck VND/trip
Hai Phong - Tan Vu Port	1,000,000	1,300,000	600,000
Noi Bai Airport	4,700,000	5,000,000	1,800,000

*Updated price from January 2026

*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

5,310,000

VND/month (region 1)

*According to Decree 2024/293/2025/NĐ-CP effective from January 1st, 2026

FACILITIES

P Car & motorcycle parking

✓ 24 hr security with CCTV, lighting in common area

🚒 Sprinkler system, smoke exhaust, emergency light, fire alarm, fire hose reel, fire extinguisher

*installed from phase 2

AMENITIES



🏢 Hai Phong Administration Center
(15 km - 30 minutes)

🎓 Gateway International School Hai Phong
(17 km - 30 minutes)

🏠 Somerset Central TD Hai Phong City
(14 km - 20 minutes)

🏬 Vincom Plaza Hai Phong
(15 km - 23 minutes)

🎓 Vinschool Imperia Hai Phong
(18 km - 30 minutes)

🏠 Vinhomes Imperia Hai Phong
(18 km - 20 minutes)

🏥 Vinmec Hai Phong International Hospital
(18 km - 30 minutes)

🎓 QSI International School of Hai Phong
(18 km - 30 minutes)

🏌️ BRG Ruby Tree Golf Resort
(26 km - 31 minutes)

🏥 Hai Phong International Hospital
(18 km - 30 minutes)

🏌️ Vinpearl Golf Hai Phong
(31 km - 50 minutes)

This material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal or accounting advice.

BW NAM DINH VU INDUSTRIAL HUB (PHASE 1)

LAND LOT

Lot CN4 - 01
Nam Dinh Vu IP - Hai Phong (Phase 1)

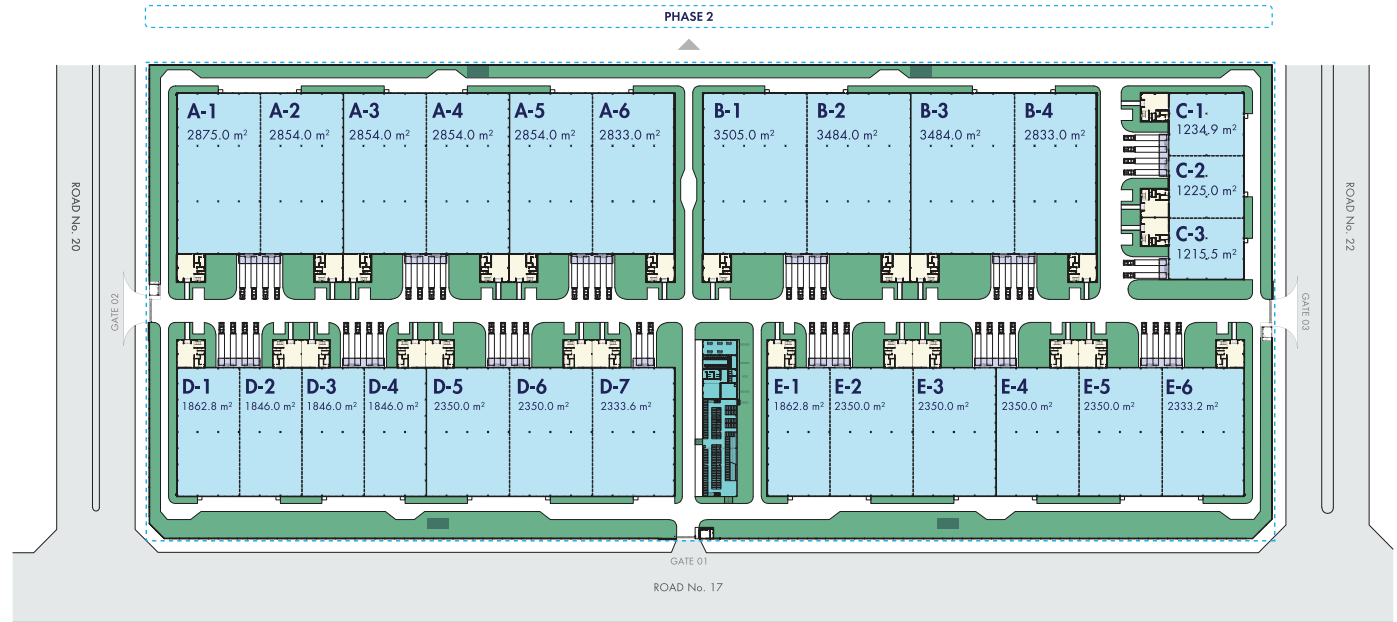
SPECIFICATIONS

Clear height:

7.0m (production area)
2.8m (office area, ceiling height)

Factory floor loading:

2 tons/sqm. (production area)



LEGEND

	Factory		Office		Green Area		Fence
	Canopy		2-storey Parking Area & FM Room		Substation		

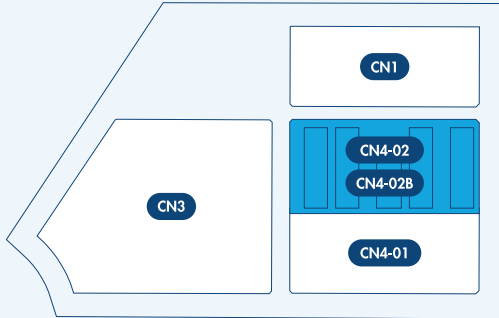
The listed dimension is in from of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the developer will not be held responsible for any changes due to authority requirement.

BW NAM DINH VU INDUSTRIAL HUB (PHASE 2)

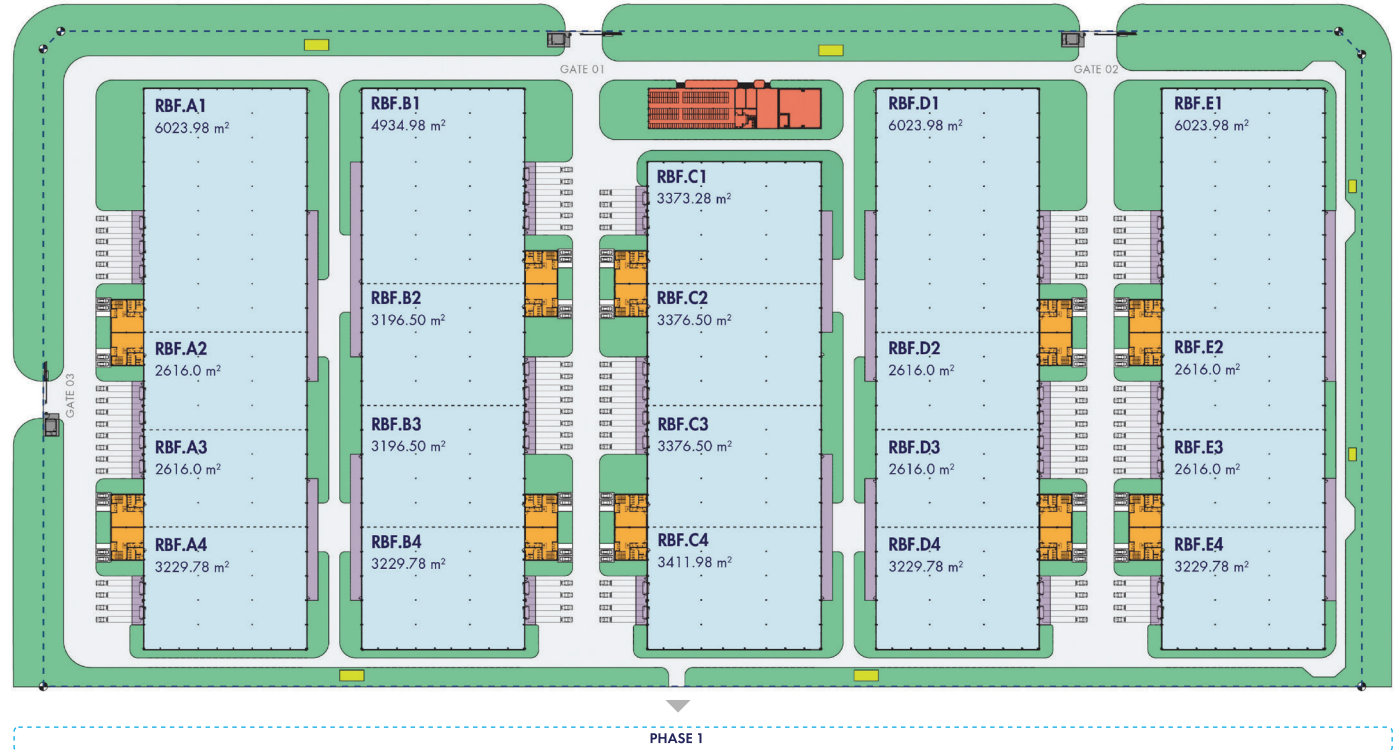
LAND LOT

Lot CN4-02 & CN4-02B Nam Dinh Vu IP - Hai Phong (Phase 2)



SPECIFICATIONS

Clear Height	7.0 m (production area) 2.8 m (office area, ceiling height)
Floor Loading	2 tons/sqm (production)



LEGEND

Factory	Office	Green Area	Fence
Canopy	Utility Area	Substation	

The listed dimension is in from of Gross Leasable Area (GLA).

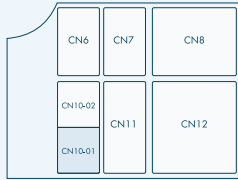
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BW NAM DINH VU INDUSTRIAL HUB (PHASE 3)



LAND LOT

Lot CN10-01
Nam Dinh Vu
Nam Hai - Hai Phong



SPECIFICATIONS

BUILDING

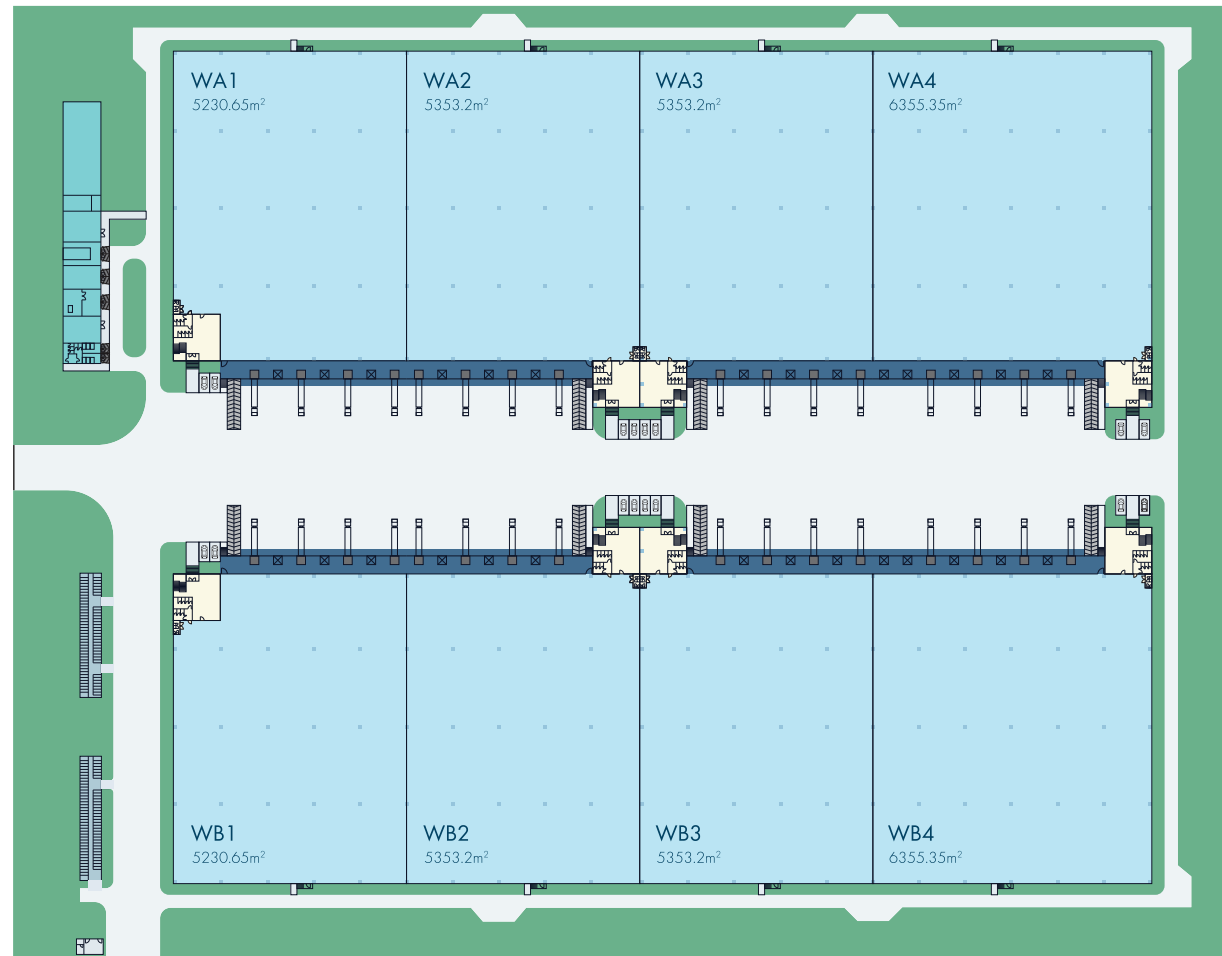
Clear Height	9m
Platform Height	1.3m
Floor Loading	3 tons/sqm
Column Width *Span	12m
Loading clock	4-5 docks 4-5 reserved docks per unit
Loading bay	4-5 docks

FACILITIES

Sectional Door	3m x 3.5m
Lighting	150lx (production area) 300lx (office area)
Fire Fighting System	Automatic ESFR sprinkler (NFPA13 for high rack), Fire hose boxes, Fire extinguishers, Beam exhaustion, Emergency light.
Power Supply	20 VA/ sqm
Parking lots	154 motorike lots

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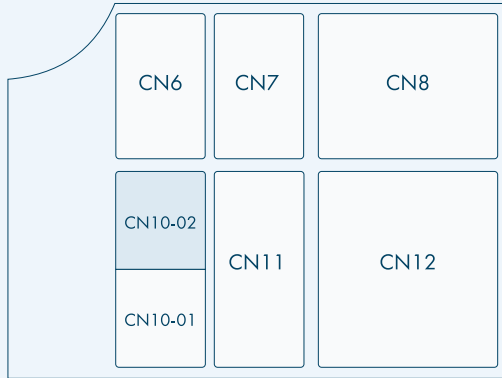
LEGEND

 Warehouse	 Office	 Parking area
 Utility house	 Canopy	 Green Area

BW NAM DINH VU INDUSTRIAL HUB (PHASE 4)

LAND LOT

Lot CN10-02
Nam Dinh Vu
Nam Hai - Hai Phong



SPECIFICATIONS

Clear Height	7m (production area) 2.8 m (office area, ceiling height)
Floor Loading	2 tons/sqm (production)

The listed dimension is in from of Gross Leasable Area (GLA).
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LEGEND

 Factory	 Office	 Bike parking	 Substation
 Utility house	 Canopy	 Green Area	

CONTACT US

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